

Resolution No. ZSR-21-09 of the Suffolk County Planning Commission  
Pursuant to Sections A14-14 to thru A14-25 of the Suffolk County Administrative Code

- WHEREAS, pursuant to Sections A14-14 thru A14-25 of the Suffolk County Administrative Code, a referral was received on February 12, 2021 at the offices of the Suffolk County Planning Commission with respect to the application of **“Village of Sag Harbor six (6) month moratorium of the Planning Boards authority to grant site plan, special exception use, and subdivision approvals affecting parcels of land depicted on certain maps entitled “Waterfront Planning Analysis: Study Area Map”** located in the Village of Sag Harbor
- WHEREAS, said referral was considered by the Suffolk County Planning Commission at its meeting on **March 3, 2021**, be it therefore,
- RESOLVED, that the Suffolk County Planning Commission hereby approves the staff report, as may be amended, as the report of the Commission, Be it further
- RESOLVED, pursuant to Section A14-16 of the Suffolk County Administrative Code and Section 239-m 6 of the General Municipal Law, the referring municipality within thirty (30) days after final action, shall file a report with the Suffolk County Planning Commission, and if said action is contrary to this recommendation, set forth the reasons for such contrary action, Be it further
- RESOLVED, that the Suffolk County Planning Commission **Approves** the Inc. Village of Sag Harbor six (6) month moratorium of the Planning Boards authority to grant site plan, special exception use, and subdivision approvals affecting parcels of land depicted on certain maps entitled “Waterfront Planning Analysis: Study Area Map” with the following comments:
1. The Inc. Village of Sag Harbor is making the necessary step in the development of an updated Comprehensive Master Plan with a revised and updated zoning ordinance.
  2. Being a waterfront community the Village should, in addition to height, width, and mass of proposed buildings, etc. consider the effects of Climate Change on the shoreline and the long term effects of sea level rise, more frequent storm surges and flooding in the study area. Resulting code “modifications” for the study area should have relevant performance standards and design guidelines to lessen the adverse effects of Global Warming and Climate Change in the Village’s Business District.
  3. Mixed use or proposed residential structures in the study area should make accommodations for the NYS Long Island Workforce Housing Act.
  4. Code amendments as a result of the Moratorium – Waterfront Planning Analysis should include a section that encourages (incentivizes) applicants and existing land uses in the study area to explore techniques to reduce parking demand; particularly for employers, employees and residents within the Village Business District. Techniques may include, but are not limited to promotion of and priority to car sharing and ridesharing, parking cash-out programs, unbundled parking costs from rent, provision of free or discounted transit passes, provision of bicycle parking facilities, etc..

The Suffolk County Planning Commission has produced a draft “model code” and report on such PSDR techniques and has recommended that no building or structure should be constructed, used or occupied without the adoption of Parking Stall Demand Reduction (PSDR) techniques conditioned, through covenants and restrictions, on land use and development approvals issued by municipal planning boards.

<https://www.suffolkcountyny.gov/portals/0/formsdocs/planning/SCPlanningCommission/2019/PSDR%20Final%20Draft%20103019.pdf>

The results of the Moratorium – Waterfront Planning Analysis Study would be more comprehensive and strengthened by inclusion of such considerations.

\* SCPC Stormwater Publication: [http://www.suffolkcountyny.gov/Portals/0/planning/Publications/Stormwater\\_greenmethods021011r.pdf](http://www.suffolkcountyny.gov/Portals/0/planning/Publications/Stormwater_greenmethods021011r.pdf)

\*\* SCPC Guidebook: <http://www.suffolkcountyny.gov/Portals/0/planning/Publications/SCPCguidebk12r.pdf>

**Village of Sag Harbor Moratorium**

**Local Law instituting the temporary suspension of the Planning Board's authority to grant site plan, special exception use, and subdivision approvals affecting parcels of land depicted on certain maps entitled "Waterfront Planning Analysis: Study Area Map"**

**COMMISSION ACTIONS OF APPROVED RESOLUTION**

	<b>AYE</b>	<b>NAY</b>	<b>RECUSE</b>	<b>ABSENT</b>
<b>ANDERSON, RODNEY – At Large</b>	X			
<b>CASEY, JENNIFER - Town of Huntington</b>	X			
<b>CHARTRAND, MATTHEW - Town of Islip</b>	X			
<b>CHU, SAMUEL – Town of Babylon</b>	X			
<b>CONDZELLA, JOHN – Town of Riverhead</b>				X
<b>ESPOSITO, ADRIENNE - Villages over 5,000</b>	X			
<b>FINN, JOHN - Town of Smithtown</b>		X		
<b>FLYNN, DANIEL – Town of Southampton</b>	X			
<b>GERSHOWITZ, KEVIN G.- At Large</b>		X		
<b>KAUFMAN, MICHAEL - Villages under 5,000</b>	X			
<b>KELLY, MICHAEL – Town of Brookhaven</b>	X			
<b>KITT, ERROL – At Large</b>	X			
<b>McCarthy, Thomas, - Town of Southold</b>		X		
<b>VACANT – Town of Shelter Island</b>				
<b>VACANT, - Town of East Hampton</b>				

Motion: Commissioner Kaufman

Present: 12

Seconded: Commissioner Esposito

Absent: 1

Voted: 12

Recused: 0

Absent: 1

DECISION: Approved